

MONROE CITY PLANNING COMMISSION
NOVEMBER 17, 2015
MINUTES

1. The regular meeting of the Monroe City Planning Commission was called to order at 7:30 p.m. by Chairman Stewart. Prayer was offered by Chairman Stewart.

Present:

Chairman – Leon Stewart

Commissioners

Joyce Barnson

Paula Roberts

Councilmember – Fran Washburn

Deputy Recorder – Allison Leavitt

Citizens

Dave Coe

David Donaldson

Chairman Stewart excused Commissioners Peterson and Lee.

Commissioner Roberts moved to approve the minutes from the October 20, 2015, meeting as submitted. Commissioner Barnson seconded. All were in favor. Motion carried.

2. Dave Coe – Property exchanges

A. Mr. Coe presented to the Commission a revised plan for property exchange with Mr. Hermansen. The Commission could not recommend approval of Mr. Coe's previous plan because it would have reduced the square footage of his property, which was already a non-conforming lot. With the revised plan, Mr. Coe will give Mr. Hermansen 1,237 sq. feet, and Mr. Hermansen will give Mr. Coe 1,245 sq. feet. With this change, Mr. Coe will be able to accomplish the same goals of improving access to his rear property and squaring up the two lots.

Commissioner Barnson moved to recommend approval of the property exchange between Dave Coe, Serial #1-M20-70, and Scott Hermansen, Serial #1-M20-72. Commissioner Roberts seconded. All were in favor. Motion carried.

B. Mr. Coe recently purchased the Carol Theater located at 40 N Main. In researching property lines surrounding the theater, he has learned that Judy Hamblin's property line extends nine feet into the theater. Judy has a rock shed that is two feet into Daphne Brown's property, which runs along the rear of the theater. Mr. Coe is working with Ms. Brown to purchase the strip of

property, which is mainly an alleyway, behind the theater. If he is able to do this, he would like to deed to Judy Hamblin the necessary property to put her shed entirely on her land, and while she will deed him nine feet of her property so that the theater is on his land. If he is able to purchase this property from Ms. Brown, he could install a septic tank system on this property when needed. Neither of these changes would create a building lot, so size is not a concern.

The Commission felt that the theater is good for the community.

Commissioner Roberts moved to recommend approval for the property exchange between Judy Hamblin, Dave Coe, and Daphne Brown, as discussed. This is contingent upon Mr. Coe purchasing property from Ms. Brown and submitting a final plan with square footage and dimensions. Commissioner Barnson seconded. All were in favor. Motion carried.

3. David Donaldson – Proposed Planned Unit Development (PUD) located approximately 40 S Main Street.

Mr. Donaldson, representing Spirithill Communications, presented to the Commission a plan to develop the vacant lot located at 40 S Main. Owners of the property are Steve Grow and David Grow. They would like to construct an eight-unit apartment building, which is termed a multi-family unit not a Planned Unit Development. Mr. Donaldson distributed to the Commission a copy of the property plat map, the proposed property line changes, and a sketch design of the apartment building with parking and landscaping.

The Grows own the building on the corner lot and the old Taylor house located at 20 E Center. These three properties all border one another. At this time, the Grows are not sure what the plan for the old Taylor house is, but the front porch currently encroaches into property that belongs to the building on the corner. Because of this, a rearrangement of property lines would need to be done in order to proceed with the planned apartment building. (See attached sketch plan).

The Commission reviewed and discussed the material Mr. Donaldson presented. One item of discussion was that a multi-family unit is not a permitted use and would require a conditional use permit.

Chairman Stewart's major concern was the square footage of the lot. He explained to Mr. Donaldson that Monroe City requires 14,000 square feet for a single-family dwelling and ½-acre for a multi-family unit (duplex). It appears the lot proposed for the apartment complex is 13,920 sq. feet. Even if the Grows were to tear down the Taylor home and combine the two lots, there would still only be 23,490 sq. feet. Monroe City does not have a sewer system, and this facility would have to be serviced with a septic tank system. Commissioner Stewart feels there is not enough acreage to accommodate an eight-unit apartment building.

Mr. Donaldson questioned the Commission on what the guidelines were when Monroe Canyon Assisted Living was constructed. The Commissioners in attendance were not members of the Commission when the assisted-living center was built. There was some discussion on the difference between a senior assisted-living center and an eight-unit apartment building. The Commission felt the septic tank system issues would be significantly different between the two.

Mr. Donaldson requested the minutes from the Planning Commission meetings and the City Council meetings in which the assisted-living center was discussed and approved be forwarded to him. He also asked to be placed on the December 15, 2015, Planning Commission meeting agenda. Mr. Donaldson and the Grows are interested in being able to develop their property which would benefit Monroe City as well as their business interests.

4. Consider changes to yard requirements

The Commission reviewed changes to the current side yard requirement ordinance. According to building inspector John Hicks, our current ordinance contradicts itself. The first part states that a ten-foot side yard is required, while the second part states that it isn't. As the ordinance is currently written, it does not meet the state fire code. State fire code requires that there must be no less than a twenty-foot side yard between two family dwellings. Our ordinance states that as long as you have access on one side, you may be closer than the ten feet needed to ensure the twenty-foot space between dwellings.

Proposed change:

2. Side yard - for any family dwelling or other structure there shall be 10 feet of side yard on each side and a total side yard requirement for two sides of not less than 20 feet. Side yard may be closer than 10' if there is access to the rear yard on at least one side, and the utility easement is not disturbed and storm water run-off shall not run onto adjacent property.

Changes cannot be made to the ordinance until a public hearing is held to receive public comments. The Commission would like to continue working on other ordinances needing changes and then hold a single public hearing.

Commissioner Barnson moved to recommend changes to current side yard requirement, and to be placed on agenda of a future public hearing. Commissioner Roberts seconded. All were in favor. Motion carried.

5. Commission assignments – Enforcement Policy

Chairman Stewart asked the Commissioners to review the City's Area requirement in relation to multi-family dwellings. Chairman Stewart stated he feels that the Commission should work on this before the enforcement policy, due to the fact that the Commission has been approached from two different

parties wanting to develop multi- family dwellings in the last two meetings. Chairman Stewart feels that the ordinance needs to be more specific about area requirements. It was discussed that input from the Health Department and possibly the city attorney should be requested on changes to this portion of the ordinance.

The Commissioners were confused that the Land Use Ordinance book refers to a Section 6 which appears not to exist. Chairman Stewart asked the Commissioners to do some research and see whether this could be resolved.

Enforcement was discussed, with the Commissioners stating that we live in a small community and want to be sure to keep within the Commission's boundaries but still address all concerns.

6. Adjournment.

Commissioner Barnson moved to adjourn the meeting at 8:58 p.m. Commissioner Roberts seconded. All were in favor. Motion carried.

Approved this day 15^h of December, 2015

Allison H. Leavitt, City Deputy Recorder

